UNFURNISHED APTS, TO LET

Justice Greenbaum's Decision Permits of Use of Blue Pencil

ADVERTISING BILLS MAY BE REDUCED

No Law Requiring Long Announcements Can Be Found

A decision relating to the shortened advertising legal sales was wn recently by Justice Greendecision affects them all

made by the same broker in this sec-tion in the last few weeks.

William H. Whiting & Co. have leased for the Trinity Church Corporation for a term of years the store, base-mail and first loft, aggregating 35,000 studings.

The house stands on the crest of the Hudson st., to the George Nash Company, to be used as a steel warehouse. Lessee at the present time occupies space in several buildings in Pearl st.

To a client of E. G. Horton. This dwelling.

Great Neck Transaction

Baker Crowell, Inc., has sold for gage Company, of 135 Broadway, have green and Joseph P. Day, auctioneer, orty on Long Island Sound, Elms Point, and Joseph P. Day, auctioneer, orty on Long Island, to Lee Rosensham, the property was held at \$40,000.

Can Qualify as Authors

Clarence H. Kelsey, of the Title guarantee and Trust Company. Loton gage Company, of 135 Broadway, have green dented their views on the curry on Long Island Sound, Elms Point, and Joseph P. Day, auctioneer, orty on Long Island, to Lee Rosensham and commands one of the extension and property was been and form the crose of the property was been and form the company. The New York City Title and Mort-green dente and Trust Clarence H. Kelsey, of the Title Guarantee and Trust Clarence H. Kelsey, of the Title Guarantee and Trust Clarence H. Selsey, of the Title Clarence H. Selsey

· SOME SIDEWALK PERILS IN THE GREATER CITY



### naideration through the case FIELDSTON ME FOR JONATHAN J. HAMILTON

her similar ones merged. Dwelling of the Dutch Colonial Farmhouse Type

The Delafield estate has sold to Jon-han J. Hamilton the Colonial resi-nce on Waldo av., near West 246th , which was built from plans by



### MANY "FOR RENT" SIGNS IN BRONX TAKEN DOWN

New Leases Reduced Available Loft Space

The Bronx Board of Trade says: months. 'For Rent' signs on loft buildings in The Bronx are rapidly disappearing. There has lately been leased to the I

space in the same building.
"The last two of the Mott Iron Works buildings have been taken by Charles Muhlstein & Co., and will be used in converting scrap rubber into a commercial product."



They Formed One of the Deplorable Conditions that Awakened the City to the Necessity for a Zone Plan.

### \$2,500,000 IN APARTIMENT SALE

The Buchova and Sonoma in This Big Realty

Exchange

exchange of two Broadway corner pensary and Hospital for Deformities partment houses, negotiated yesterday and Joint Diseases, at 41 and 43 East by Derschuch & Co. and Berwin & Co., 123d st., say that Buchman & Fox, as brokers. The deal is the largest architects, have not been asked to pre-

### Here and There on the Realty Paths of the Greater City STREET DANGERS

What Many Buyers, Builders and Brokers Are Doing in Big Local Fields

By FRANK REMLIN

The board of directors of the Dispensary and Hospital for Deformities and Joint Diseases, at 41 and 43 East 123d st., say that Buchman & Fox, architects, have not been asked to prepare plans for a new hospital.

M. Morgenthau, Jr., Company is placing many big mortgages.

Vincent Astor has a new tenant. It is the Rigby Waterproof and Finishing Company, R. G. Paul, president, which will occupy about 40,000 square feet of floor space in the former store About \$2,500,000 was involved in an The board of directors of the Dis-

ed Has Wiped Out Some of Them

By FRANCIS P. SCHIAVONE, of Committee on City Plan

Sidewalks are commonly regarded as nedestrians' ancient right to the ex-

as brokers. The deal is the largest layed to comprehend the forms of destroying the several months and instriction usually found in deeds and mertgages, and that a concise notice is much more likely to be understood by the average men interested in the sales of real property.

ECHOES FROM THE SUBURBAN FIELDS

Large Numbers of Properties Have Recently Changed Hands Owen Ans abouth four more series at Huntington, Long Island, through Theodore S. Hall.

The Eighty-ninth Street Corporation, of which Jacob Axelrod is president, or series at Huntington, Long Island, through Theodore S. Hall.

Through the Building As a plot of four lots, which through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, the firm of Long Island, through Theodore S. Hall.

Through the firm of Long Island, the sum of the property on Pryor Point Lane, Lardmont, N. Y., through Charles of Company, in which has been sold through F. M. Crawley & Bernald S. Sontand S. Sontand

# HOPE TO LESSEN

Zone Plan Recently Adopt-

Can Qualify as Authors

## \$86,128,865 FOR **NEW BUILDINGS**

Expansion Reported Last Month from 74 Out of 111 Big Cities

120 PER CENT INCREASE IN DETROIT PROJECTS

From All Angles Volume of New Business Seems Highly Favorable

It would be easy to give good reasons for a decline in building operations for the month of October. Prominent ong them would be the steadily risluded. But construction work in October ignored all restrictive influences. It makes the best showing for many

mits issued in 111 of the principal ment of the preceding month, which was \$72,735,764. The number of permits issued in these 111 cities in October was 28,004, compared with 24,467 for October, 1915. From whatever comparison made the report seems highly

favorable.

Of the 111 cities gains are shown in 74, while in 37 cities there are comparative loases. Exactly two-thirds of the cities have increased their building activities. Most of the larger cities are among those showing improvement.

tlanta, Ga.....

637,936 man; James L. Brumley, C. A. O'Mal-2,338,555 ley, William H. Goldey and Charles 23,747 Partridge. The auditing committee for 181,738 the year 1917 will be Everett Kuhn. 723,279 chairman; William H. Carey and B. F.

N. Britain, Conn. New Haven.... New Orleans... 121,402 65,590 New York City.. 13,377,672 10,527,006 Boroughs: Manhattan .... 3.187,089 Brooklyn .... klah's C., Okla.

spokane Springfield, Ill.... Springfield, Mass. St. Joseph, Mo... Washington Wichita, Kan Wilkes-Barre Wilmington, Del. Weensocket, R. L.

round occupancy.

UNFURNISHED APTS. TO LET

PEASE & ELLIMAN announce plans of new buildings on and near Park and Fifth Avenues which

will be ready for occupancy in the summer of 1917. They advise an early inspection of these plans, as at this time alterations can be made.

The new buildings will contain apartments of from 4 to 22 rooms with adequate baths.

Plans will be sent upon request or a representative will call to give more detailed information in regard to these buildings.

PEASE & ELLIMAN

Specialists in Dwelling Properties

340 Madison Avenue

Phone Murray Hill 6200.

# Strathmore House

Riverside Drive at 113th Street

9 Rooms and 3 Baths, \$2,500 12 Rooms and 3 Baths, \$3,500

> Under personal management of new owner. Large, sunny rooms; excellent light and air; splendid view of river.

Near Subway Station

Decorations to suit

Apply to owner on premises.

REAL ESTATE FOR SALE OR TO LEC

UNFURNISHED HOUSES TO LET

FURNISHED ROOMS WANTED

# BROKERS ELECT RAE PRESIDENT

Two two-family brick houses; all im Brooklyn Board Takes provements; one block from Elm Avr. Station, Brighton Beach Line. Owner wants cash. Address Architect-Owner, This Action at Its Annual Meeting

E. Lovett and Frank A. Seaver.

290,779 The nominating committee for 191-165,005 will comprise Thomas Hovenden, chair

151.675 Knowles.

124.725 After the new president, Mr. Rae, 280.120 took the chair a vote of thanks was 65.590 accorded Robert A. Wright, the retiring president, for his very efficient and tircless efforts on behalf of the board. 3,070,466 It had been the desire of all members 1,267.324 for another year, and although extreme pressure was brought to bear on 213,680 him, he could not see his way to accept 120.288 the renomination on account of in-

After the new president, Mr. Rae,

council, whose sims are: First, to re-

lieve real estate owners of excessive tax burdens, and, secondly, to cooperate in developing new sources of revenue to cover the persistent increases in the cost of state government. Action on this matter was deferred until the new president had had time to organize his working forces.

ganize his working forces.

A complimentary telegram was received by Mr. Rae from the president of the Real Estate Association of the State of New York.

MANY FIND ALL-YEAR HOMES IN THE SUBURBS

61,818 Apartment Shortage Here-Activity at Garden City Because of New York's shortage of

Box 10, Tribune Office. STATEN ISLAND,

William P. Rae was unanimously STATEN ISL. HOUSE ACRE \$2100 elected president of the Brooklyn Board of Real Estate Brokers at its annual meeting, held last week at the Ciarendon Hotel. He is one of the most influential and best known brokers in the greater city. The other officers chosen were as follows: Vicepresident, William J. T. Lynch; treaspectations of the property of the control of the cont Eight room house on Manor Ru. beantleton Corners. Great bargain. W. I NEW JERSEY. INVESTMENT WORRIES

WESTCHESTER COUNTY.

This Bungalow on Mahopa

Point, Lake Mahopac For Sale at Cost on Easy Terms WITHIN COMMUTING DISTANCE

Mahopac Point Corporation

BOROUGH OF BROOKLYN.

WILL SACRIFICE

North Jersey Title Insurance Co., New York Rep.—Glenn K. Carver, 40 Wall St.

CALIFORNIA.

FOR SALE-NEAR INDIO, CAL. IN DATE BELT, 90 ACRES OF GOOD LAND-65 ACRES IN ALFALFA; 15 GRADED AND PIPED, AND 10 UNIMPROVED. MORT-GAGE OF \$4,500, WHICH CAN STAND. ALFALFA WORTH \$17 A TON AND SEVEN CROPS A YEAR. PLENTY OF WATER. WILL SELL FOR \$10,000-EASY TERMS. ADDRESS H. CHANDLER, BAL-TIMORE HOTEL, LOS ANGELES, CAL

120.288 the renomination on account of increasing business.

424.945 Mr. Rae in a few well chosen related as briefly outlined his ideas for the coming year along the line of constructive effort.

90.496 Mr. Wright presented a letter from 109.700 L. D. Woodworth, director of the 2,980.665 New York State Taxpayers' Council, 1,274.960 with a view to enlisting the cooperation of the board in the work of the 96.103 council, whose aims are: First, to re-

TO LET FOR BUSINESS PURPOSES

### ALL LIGHT LOFTS 38-44 West 21st St. 12 STORY BUILDING, 67x92.

FULL COMMISSION TO BROKERS.

186,687
43,072
10,205
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210
158,210

Woorsester, Mass. 514,608 370,142 town sections.

Wordester, Mass. 514,608 370,142 town sections.

Youngstown, Ohio 582,480 341,685

Totals .....\$86,128,865 \$67,882,890

Totals .....\$86,128,865 \$67,882,890

104 Fifth st. to S. F. Potter, of West

Vienna, N. Y.
George L. Hubbell, general manager of the Garden City Company, said yesterday that a very large part of his own business and of business in other suburban communities could be traced directly to the inability of homeseekers

taken houses at Garden City, some by tars were elected: President, Stewart

C. B. Page Buys L. I. Tract
Cocks & Willets have sold to Frank
C. B. Page, vice-president of the E. W.
Bliss Company, a tract of twenty-five
acres of the Mitchell farm, located at
Brookville, Long Island, and adjoining
his recent purchase in that section.

Milwaukee Man a Buyer
The Rickert-Finlay Realty Company
has sold to Francis E. Day, of Milwaukee, a plot of ground having a frontage
of 100 feet on Arleigh Road, Kensington, Great Neck, Long Island, upon
which he will erect a home for yearround occupancy.

ments shitable to their section by lease. These
transactions include the sale of the

The 3d overlig at 22d. New Main and Park Service Servi

Property Comprises Edgar Van Etten

Estate

Nichols & Hobbie have sold for Edgar Van Etten his estate north of Oasning, known as Rock Hill Farm, to a client of E. G. Horton. This property comprises thirty acres of

Telephone 488 Morningside

FURNISHED APARTMENTS WANTED

45. -311 EAST 142D.-THREE STORY AND